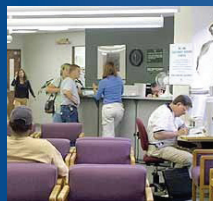
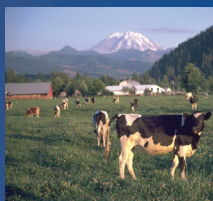




King County

King County Department of Development and Environmental Services



DDES Quarterly News

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Free Workshop for First-Time Residential Building Permit Applicants

DDES knows the importance of communicating well with permit applicants and bringing predictability to the permit process. DDES is offering a free workshop for prospective building permit applicants and property owners who intend to build one or more single family homes, or apply for remodel permits/additions in unincorporated King County in the coming year. The workshop will be held on November 20, 2008 from 9 a.m. until noon at the Master Builders facility in Bellevue, 335 – 116th Ave. S.E. (Driving directions are available on the DDES Web page.) The purpose of the workshop is to examine the various permit application review stations involved with single family construction. The workshop will also explain technical requirements, as well as project management strategies for smooth completion of the permit application, review and inspection processes.

This workshop provides an opportunity to:

- Learn about the residential permit process in lay terms;
- Learn about the various review stations within the King County permit review process; and
- Learn how to organize your proposed project and application materials in a way that takes you through the permit application review phase quickly and efficiently.

Who should attend the Residential Building Permit Process workshop? Anyone who is planning to be, or is currently involved in residential construction, especially those individuals considering a one-time-only custom home or remodel/addition in unincorporated King County.

Workshop agenda: The workshop will begin with opening remarks from DDES Director Stephanie Warden, followed by presentations on the following topics:

- DDES customer service tools;
- Critical areas and their relationship to building proposals;
- Health Department review processes;
- DDES review stations and criteria;
- The Building Inspections process; and
- Green building program incentives.

Registration process: This workshop is offered free of charge, but registration is required as space is limited. Individuals may register on line via the DDES Web page at www.kingcounty.gov/permits. Look under "Features". Registration will close when we reach capacity, so early registration is encouraged.

For more information or questions about this workshop, contact Paula Adams, DDES Public Information and Records Officer, at 206-296-6682 or e-mail paula.adams@kingcounty.gov.

DDES VALUES

Excellent Service:

We provide accessible and high-quality service to our community, customers and colleagues through accurate information and cost-effective and timely decisions.

Fee Amnesty Program for Illegal Development (October 1, 2008 through April 1, 2009)

Between the dates of October 1, 2008 and April 1, 2009, DDES is offering a fee amnesty program whereby property owners with illegal construction or clearing and grading activity can retroactively engage the permit review process at DDES and only pay the standard permit fees. Title 27 of the King County Code authorizes DDES to double permit fees charged for construction, clearing or grading activity conducted without permits in the unincorporated area.

To be eligible for the program, the unpermitted activity must have occurred prior to October 1, 2008 and a complete permit application must be filed with DDES by April 1, 2009. Any unpermitted activities that occur after October 1, 2008 will be subject to the normal process.

The intent of the amnesty program is to protect public health, homeowner safety and the environment by encouraging property owners to complete the permit process, thus ensuring that construction and grading activity meets acceptable standards. In the past, other counties have seen deck collapses resulting in injury and even death after the original structure was built without permits. Similarly, structures built in areas susceptible to heavy snows are required to sustain specific snow loads in order to prevent collapse. A more common example of unpermitted activity is a garage illegally converted into living space. In addition to structural considerations, this can create burdens on existing septic systems, leading to failure.

In some instances, property owners may have unknowingly purchased property with unpermitted improvements. The permits for such work may be required by financial institutions in order to process a loan or refinance a property.

Property owners securing permits after an activity has occurred are still required to comply with all provisions of King County development regulations, e.g. clearing and grading, critical areas, building and fire codes, and Health Department regulations for septic and well designs. In rare cases, due to extreme divergence from code, illegal construction, clearing and grading cannot be permitted. Under this scenario, site restoration would be required.

If you know you have illegal development:

Property owners who know that construction has occurred on their property without permits should contact the DDES

Permit Center at 206-296-6600 to inquire about the permit application process (this scenario is known as Already-Built Construction, or an ABC permit). Permit Application materials for ABC permits are available on the DDES Web site at www.metrokc.gov/permits. The materials packet will explain the required steps and review process for ABC permits. One important step in the ABC permit process is the ABC pre-application meeting, which is required prior to submittal of the permit application. To schedule a pre-application meeting call the DDES appointment desk at 206-296-6797. Property owners wanting to address illegal clearing or grading on their property should contact the DDES Site Development Services section at 206-296-6759.

If you are unsure if a structure on your property was permitted:

Property owners often contact DDES when they are unsure if a structure or improvement on newly purchased property has been properly permitted. A number of resources are available to assist property owners in their research. The DDES Web site at www.kingcounty.gov/permits offers a property research tool which links to the King County Assessor's records. Property owners can look at their property description to see if the County's square footage records match what actually exists in the home. This same research tool will also link customers to a permit history on each parcel in unincorporated King County, going back as far as 1988.

If a property owner suspects that their property might have illegal development, DDES offers several research options to determine the permit history of a parcel. DDES Permit Center staff can help research a parcel's entire permit history, as far back as 1988. This can be done in person on a walk-in basis; by calling the DDES Phone Center at 206-296-6600; or via e-mail at ddeswebinquiries@kingcounty.gov. DDES Records Center staff can also provide assistance on the permit history of a parcel as far back as 1970. Customers can visit the Records Center in person, by calling 206-296-6696, or via e-mail at ddesrecords@kingcounty.gov.

As noted above, the DDES Fee Amnesty Program for unpermitted construction and grading will remain in effect until April 1, 2009. For additional information, please contact the DDES Permit Center at 206-296-6600.

DDES Wants Your Ideas for Future Workshops!

DDES is committed to providing quality educational workshops targeted to both the development community and also to individual property owners who are seeking permits for the first time. (See registration procedures on page 1 for a workshop on the residential permit process for first time

applicants). If you have thoughts about presentation/training topics that would be particularly useful to either the development community or to individual property owners, please contact Paula Adams, Public Information and Records Officer for DDES at 206-296-6682.

Environmental Health Coming to DDES Building, Giving Permit Customers One-Stop Shopping

Staff from the Environmental Health Division of Public Health – Seattle & King County will soon be co-located with DDES staff in Renton in order to provide our mutual customers with enhanced customer service and full service permitting functions. DDES welcomes the Public Health team enthusiastically and looks forward to enhanced communication, permit processing efficiency, and overall service to the public.

Environmental Health protects the public through the following services associated with construction and land use:

- **Sewage Disposal/Platting and Land Development:** Staff in this program review sewage disposal and septic system plans. Hundreds of sewage systems and septic tanks installations are inspected each year, since faulty tanks and systems may result in the leakage of raw sewage into the ground and surface water systems. Staff educate installers and sludge haulers, investigate complaints about sewage leaks, and conduct surveys of areas with high rates of failing systems. In unincorporated King County, they also evaluate land development projects to assure adequate water supply and sewage disposal systems.

- **Water Quality:** Many small public water systems provide drinking water to people living in King County. Inspectors work with these smaller systems on proper well site locations, planning, and system installation. They also evaluate and test individual water systems, provide about 3,500 consultations and perform about 300 inspections per year.
- **Plumbing and Gas Piping:** Plumbing installations, including waste drains, vent piping, and gas piping systems are inspected each year for compliance with local regulations and the Uniform Plumbing Code. Approximately 32,000 plumbing and gas piping inspections are conducted each year by the Plumbing and Gas Piping team.

An exact date for the move has not yet been set, but we anticipate that our new neighbors will move on to the campus at 900 Oakesdale Ave, S.W. sometime in late fall. Watch the DDES and Public Health Web sites for updates.

For additional information, please contact Jim Chan, Building Services Division Director at 206-296-6740, or Larry Fay, Environmental Health Manager at 206-296-9733.

DDES VALUES

Respect: We treat our customers and colleagues with courtesy, professionalism and respect.

DDES Customer Service Center Hours Have Changed!



DDES Customer Service Center

The DDES Permit Center, Phone Center, Records Center and Cashier's Office have permanently changed operating hours in order to accommodate customer requests for early morning appointments. We are now open:

Monday:	7:30 a.m. until 4:30 p.m.
Tuesday:	7:30 a.m. until 4:30 p.m.
Wednesday:	7:30 a.m. until 4:30 p.m.
Thursday:	7:30 a.m. until 4:30 p.m.
Friday:	7:30 a.m. until 11:30 a.m.

Free technical assistance is still offered in the Permit Center Monday-Friday, 7:30 to 9:30 a.m. Limited services are also offered on Friday afternoons at a self-help desk located in the main DDES lobby.

For comments or questions on services offered through the DDES Permit Center, please contact Permit Center Supervisor Jarrod Lewis at 206-296-6713.

DDES VALUES

Communication: We strive to communicate effectively with our community, customers, and colleagues through listening, educating and sharing current information.

The Rainy Season is Here: Erosion and Sediment Control on Construction Sites



Even though the sun is out, the developer has installed appropriate cover measures (straw mulch) to be prepared for the next rain event.

Each Fall DDES publishes information on erosion and sediment control (site run-off) requirements for construction sites in unincorporated King County. This information has been compiled to inform the building industry of current regulations, practices and restrictions during the wet season, which runs between October 1 and April 30 each year.

In addition to providing revised and updated information on Best Management Practices (BMPs) for residential and small construction sites, DDES staff will emphasize code restrictions

on clearing and grading work. K.C.C.16.82.095D states that no clearing or grading can occur between October 1st and April 30th unless there has been a wet season erosion and sediment control plan approved by the department in conjunction with your development permit; you must also demonstrate to the satisfaction of the department that run-off leaving the site will comply with applicable water quality standards. The DDES web page at www.kingcounty.gov/permits also outlines erosion and sediment control requirements at construction sites as well as final site stabilization requirements.

DDES is committed to an effective erosion and sediment control program to protect our streams, lakes, wetlands and the aquatic species that inhabit them. Additional technical assistance for erosion control on project sites is available. DDES inspection staff are available to offer suggestions to help builders and developers stay in compliance with county code and permit conditions. At the same time, it is a builder's responsibility to implement and maintain controls on the job site. We look forward to working with our customers to meet this goal. For additional details, please contact Bernard Moore, DDES Building Inspections Supervisor, at 206 296-6762.

DDES VALUES

Technology and Science:

Effective technology and science-based practices support the department's vision and mission.

Winter Safety Tips From the Fire Marshal

In the winter season, citizens are reminded to always follow safety precautions as they utilize any number of techniques to heat their homes.

Space heater safety tips:

The U.S. Consumer Product Safety Commission (CPSC) has worked to upgrade industry standards for electric, kerosene, and gas space heaters. An automatic shut-off device is now required to turn off electric or kerosene heaters if they tip over. More guarding around the heating coils of electric heaters and the burner of kerosene heaters also is required to prevent fires. With these changes in mind, it is a good investment to buy a new, modern space heater and throw away older models, even if they still function.

Always place the heater on a level, hard and nonflammable surface. Keep the heater at least three feet from bedding, drapes, furniture, or other flammable materials. Never leave a space heater on when you go to sleep. Never place a space heater close to any sleeping person. Turn the space heater off if you leave the area. Keep children and pets away from space heaters.

Consumers who would like more information can view "What You Should Know about Space Heaters" at www.cpsc.gov/cpsc/pub/pubs/463.html.

Fireplace safety tips:

Always have flues and chimneys inspected before each heating season for leakage and blockage by creosote or debris. Open the fireplace damper before lighting the fire and keep it open until the ashes are cool. This will avert the building up of poisonous gases, especially while the family is sleeping. Never use gasoline, charcoal lighter or other fuel to light or relight a fire because the vapors can explode. Never keep flammable fuels or materials near a fire. Keep a screen or glass enclosure around a fireplace to prevent sparks or embers from igniting flammable materials.

The King County Fire Marshal's Web site contains a great deal of information regarding other seasonal safety tips, fire precautions, and equipment recalls relating to fire danger. For more detail, log onto the site at <http://www.kingcounty.gov/property/FireMarshal.aspx>. For questions or additional information, please contact the DDES Fire Marshal Division at 206-296-6675.

Customer Service Numbers

DDES Web Site Tips:

Director's Office

Director	
Stephanie Warden.....	206-296-6700
Deputy Director	
Joe Miles.....	206-296-7179
Public Information	
Paula Adams.....	206-296-6682
Human Resources Service Delivery Manager	
Lance King.....	206-296-6612
Human Resources Manager	
Kathy Graves.....	206-296-6725

Administrative Services Division

Finance Management Supervisor	
Elaine Gregory.....	206-296-7139
Information Systems Supervisor	
Tom McBroom.....	206-296-6706

Building Services Division

Division Director	
Jim Chan.....	206-296-6740
Permit Center Supervisor	
Jarrold Lewis.....	206-296-6713
Building Review	
Chris Ricketts.....	206-296-6750
Building Inspections Supervisor	
Bernard Moore.....	206-296-6762
Site Engineering and Planning Supervisor	
Mark Bergam.....	206-296-7270

Fire Marshal Division

Fire Marshal	
John Klopfenstein.....	206-296-7071

Land Use Services Division

Division Director	
Randy Sandin.....	206-296-6778
Site Development Services Supervisor	
Doug Dobkins.....	206-296-7087
Engineering Review Supervisor	
Molly Johnson.....	206-296-7178
Current Planning Supervisor	
Steve Bottheim.....	206-296-7144
Critical Areas Supervisor	
Pesha Klein.....	206-296-7274
Land Use Inspections Supervisor	
Steve Townsend.....	206-296-7204
Code Enforcement Supervisor	
Deidre Andrus.....	206-296-6656

Customer Service Numbers

DDES Customer Information Line.....	206-296-6600
Permit Application Appointments.....	206-296-6797
DDES Billing Hotline.....	206-296-6659
DDES Records Center.....	206-296-6696
Code Enforcement	206-296-6680

Get Your Questions Answered Quickly at
www.kingcounty.gov/permits

Frequently Asked Questions (FAQ)

Look under PERMITS then click on FAQ. To save as a favorite:
<http://www.kingcounty.gov/permits>.

To Request a Building Inspection On-Line

Look under PERMITS, then click on INSPECTIONS. To save as a favorite: <http://inspections.metrokc.gov/kingcountyweb-permits/permitting/login.aspx>.

To Research Procedures for Contacting and Using the DDES Records Center

From the main DDES Web page, click on RECORDS CENTER. To save as a favorite: <http://your.kingcounty.gov/permits/info/records.aspx>.

To View Which Permits Can Be Applied for Via the DDES Web Page

Look under ABOUT DDES, then click on CONTACT US, then SERVICES. To save as a favorite: <http://www.kingcounty.gov/property/permits/about/services.aspx>.

General Information on a Wide Variety of Building and Land Use Topics

From the main DDES Web page, click the FORMS AND PUBLICATIONS button, then click on CUSTOMER INFORMATION BULLETINS. To save as a favorite: <http://your.kingcounty.gov/permits/publications/bulletins.aspx>.

Permit Application Forms

From the main DDES Web page, look under PERMITS, then click on APPLYING FOR. To save as a favorite: <http://your.kingcounty.gov/permits/info/applying.aspx>.

Estimated Fees for Various Permit Types

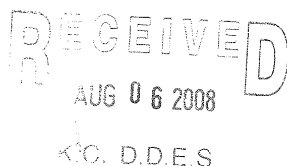
Follow the directions for Permit Application Forms, then click on FEES. To save as a favorite: <http://your.kingcounty.gov/permits/info/fees.aspx>.

DDES VALUES

Teamwork: We work together.
We establish clear objectives, respect differing views, and commit to cooperative problem solving.

Innovation: We actively seek to implement new ideas that support our vision and mission.

Kudos!



August 4, 2008

20301 NE 108th Street
Redmond, WA 98053-7499
P. 425.868.1000
F. 425.868.6770
www.overlake.org

Stephanie Warden
Director
King County Department of Development and Environmental Services
900 Oakesdale Avenue Southwest
Renton, Washington 98057-5212

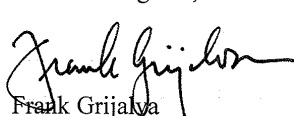
Dear Ms. Warden:


The Overlake School is a private school located just North of Novelty Hill Road on the eastside of unincorporated King County. We have recently obtained permits for a new Humanities Building, the placement of several temporary modular buildings, hydrants, and a variety of other permits that go along with new construction. We have worked for the past ten years with the DDES staff and thought it was time we shared some thoughts with you.


Any permitting process, regardless of the jurisdiction, is always a long, detailed, and often trying experience for everyone involved. Your staff has always been very professional, and we wanted to let you know how much we appreciate and value our relationships with Dave Sanstrom, Ramon Locsin, Bill Mudd, Mark Oswald, Lee Sunquist, Carol Rogers, Beverly Ferrato, Pracilla Lee, Nancy Hopkins, Robert Eichelsdoerfer, Todd Hurley, Bill Kerschke, Ron Ainslie, Michael Eng, Lee Sundquist, Randy Goins, Mai Pham, Arlene Mariano, Sean Haney, Dave Baugh, Mark Steinkamp, Lisa Walker, Carol Wood, Sonja Hardy, and last but certainly not least, Daniel at the front counter who makes you feel welcome every time you visit the DDES office. These folks have been incredibly patient, kind, and exceedingly generous with their time and expertise. Many of them have gone above and beyond their prescribed duties and have really become a part of the team that helped make our projects a reality.

On behalf of our school, thank you for your group's efforts. Keep up the good work!

Warmest Regards,


Frank Grijalva
Headmaster


Warren Gilles
Business Manger


Brandy Matthews Fox
Owner's Representative

DDES VALUES

Partnership/Coordinate/Harmonize: We work with other regulatory agencies to coordinate overlapping regulations so they are seamless to citizens and other customers.

Code Enforcement: Making a Difference in Local Communities



Brenda Wood of King County Code Enforcement

Code enforcement received a complaint from North Bend citizens about Cedar Mill Mini Storage on North Bend Way. The citizens were upset that King County did not require landscape screening along Tanner Road. The decision regarding the screening was made in 1989 when the facility was built. DDES Code Enforcement typically receives at least one complaint per year about the lack of landscape screening at this site. The front entrance of the business is always well kept and the landscape flourishes. Tanner Road is at the back

of the facility, and cars and RVs are stored there. Code Enforcement Officer Brenda Wood and Code Enforcement Assistant Supervisor, Lamar Reed visited the site and conducted a follow-up meeting with David Baugh from the Current Planning section. Dave provided a review of Cedar Mill Mini Storage's approved permit file. The file contained

letters of response to neighborhood complainants dating back to the 1990s. However, at the time the facility was built, screening was not required.

Officer Wood made contact with a citizen representing area homeowners, and a compromise was brokered: If the storage facility would purchase the trees and dig the holes, concerned neighbors would plant them. Brenda then met with the business owners. The owners of Cedar Mill Mini Storage were initially reluctant, due to the long history of conflict in the area. However, they eventually agreed to purchase the trees and accept the compromise in hopes that they and the local community could become better acquainted while planting the trees. These trees are scheduled to be planted in late September.

The coming rainy season will hydrate the trees, and the particular species of tree chosen will develop its roots over the winter. By spring and summer the trees should be well-established. This has been a wonderful opportunity for Code Enforcement and a local community to partner together for a positive outcome.

For additional information on the code enforcement process, please contact Deidre Andrus, Code Enforcement Supervisor, at 206-296-6656.

The Code Enforcement Process

DDES Code Enforcement investigates complaints only in the unincorporated area of King County. If the property is located within city limits (Seattle, Issaquah, Kent, etc.), that city must be contacted directly. For links to local cities and towns as well as state agencies, go to www.kingcounty.gov/hotlink.htm

CONTACT INFORMATION

Web Site	www.kingcounty.gov/permits/ce.aspx
On Line Complaint Form	http://www.kingcounty.gov/ddes/ce/ceform.htm
Phone	206-296-6680 for Code Enforcement 1-888-437-4771 after hours, urgent Code Enforcement complaint line
TTY	206-296-7217
FAX	206-296-6604
E-mail	CodeEnforcement.Comments@kingcounty.gov
Mailing Address	Department of Development and Environmental Services (DDES) Code Enforcement 900 Oakesdale Avenue SW Renton, WA 98057-5212

Complaints can be registered by filling out the on-line complaint form, calling the complaint line, faxing, mailing, or e-mailing a written complaint. Provide specific, accurate, and complete property information. Upon receipt of a complaint, the Code Enforcement Office will gather basic property information and assign a case number to the complaint. Complaints are then routed to a specific Code Enforcement Officer for investigation. Initial contact with a suspected violator generally occurs within 30 days of receiving a complaint, although environmental hazards and other high priority cases are investigated as quickly as possible,

usually within 48 hours. Some violations are quick to resolve, while others take more time due to their complexity. Code Enforcement officers work with property owners in an attempt to educate them about the specific code requirements which apply to their property.

If the property owner is willing to work with the officer, then both parties agree to a compliance schedule. If the violator is a repeat offender or is unwilling to bring the property into compliance, the officer will issue an order which typically includes civil penalties and the possibility of a lien on the property. The order may be appealed to the King County Hearing Examiner and scheduled for a public hearing. In some extreme cases, the Code Enforcement office may abate the violation by hiring a contractor to bring the property into compliance.

Code Enforcement has nine officers that respond to new complaints, two officers that are working to resolve older cases, and one officer that works with the King County Prosecuting Attorney's Office and contractors on abatements. Code Enforcement officers do an excellent job managing a demanding workload and reducing backlogs in both new cases opened and cases closed. There is an average of more than 180 active cases with each officer and case closures are still increasing: In 2007, Code Enforcement closed 966 cases by the end of July; for the same time period in 2008, Code Enforcement has closed 1,102 cases.

To look up the code enforcement information on a specific parcel:

- Go to <http://www.kingcounty.gov/ddes/permits/reports/>; or
- Call DDES Code Enforcement at 206-296-6680 or the Code Enforcement Officer working the case (if known); or
- E-mail CodeEnforcement.Comments@kingcounty.gov.

Permit Coordinator Meets Needs of Rural Property Owners



DDES Rural Permit Coordinator Joelyn Higgins

Joelyn Higgins has a keen sense for the permitting needs of rural property owners. In a position dedicated exclusively to serving this community, Joelyn's work strategy emphasizes clear communication, applicant preparedness, and timely service from the DDES Permit Center. Promoted to her current position as Rural Permit Coordinator in 2007, Joelyn works directly with rural property owners and helps them access and navigate the DDES permitting process in an efficient and compassionate way, while still ensuring that building and land use codes are met.

Some of the key services Joelyn offers to the rural community include:

- Free, walk-in assistance at the DDES Permit Center to rural (primarily agricultural) property owners regarding zoning regulations;
- Coordinating with other King County agencies such as Natural Resources and Parks for projects requiring farm, forestry, or rural stewardship plans;
- Coordinating permit applications involving forest management practices or location in a forest zone;
- Subject matter expertise in home occupations, Health Department requirements, and Fire Marshal requirements; and
- Intake of particularly large or complicated rural permit applications.

Sandy Miller and husband Jim Bitney own and operate Wabash Farms, a wholesale native plant nursery northeast of Enumclaw. Their latest experience with DDES was the result of a code violation in 2007. Sandy has definitely criticized DDES in the past, but has nothing but respect and admiration for the job that Joelyn does: "Joelyn is one of the most competent, helpful and professional people that we have dealt with in either the public or private sector and we really appreciate her efforts on our behalf to move our permitting forward. If we became frustrated, confused or just had questions, Joelyn was always available to communicate and help us. We couldn't have done it without her."

For more information on services offered to rural permit applicants, please contact Joelyn directly at 206-296-7159.

New Conditional Use Permit, Reasonable Use and Critical Areas Alteration Exception Preapplication Processes

Starting November 1, 2008, the Land Use Services Division (LUSD) will begin requiring a new three-step pre-application process for Conditional Use Permits (CUP), Reasonable Use Exceptions (RUE), and Critical Areas Alteration Exceptions (CAAE). These three permit types can be complicated to process, so the purpose of the pre-application phase is to educate and prepare customers prior to submittal of a formal application. DDES is conscious of the time and energy that individual property owners can invest in certain development proposals. We want to communicate with property owners as effectively as possible and prepare them for the process, and also ensure – on our customers' behalf - that project submittals and subsequent reviews occur as efficiently as possible.

The three step process soon being applied to these three permit types is as follows:

Step 1 Informational Meeting: The purpose of this meeting is to provide a basic overview of the CUP, RUE and CAAE processes, discussing average costs for each phase, submittal requirements, and likely time frames. Also, the applicant will

be required to watch a presentation on the CUP, RUE or CAAE process. There is no charge for this step.

Step 2 Feasibility Meeting: The purpose of this meeting is to further discuss the process and possible site specific issues. Applicants will be required to submit a list of issues and questions, a written description of the proposal, a site plan, application and a deposit. Site/field visits may occur prior to this meeting.

Step 3 Detailed Preapplication Meeting: The purpose of this meeting will be to review documents required for submittal of a complete application (i.e. site plan, application justification, traffic concurrency, etc.). If the field/site visit did not occur in step two, it will occur in this step. The meeting will provide applicants with detailed site specific comments on the CUP, RUE or CAAE proposal. A fee quote will be prepared after this meeting and prior to submittal of an application.

For additional details, please contact Chad Tibbits at 206-296-7194.

King County Sends More Flexible Floodway Development Standards to State Ecology for Approval

In October 2007, King County Executive Ron Sims convened the Snoqualmie Flood and Farm Task Force with a directive to encourage the viability of agriculture in the Snoqualmie Valley Agricultural Production District through examination of – and possible amendments to – floodplain regulations. The Task Force included representatives from the agricultural community, among farmers, the King Conservation District, and King County technical staff.

The recommendations from this Task Force were proposed via Ordinance 16172 amending the flood hazard regulations. Ordinance 16172 was adopted by the King County Council on June 30, 2008, and signed by the Executive. In order for the regulations to be activated, state law requires that they be approved by the Washington State Department of Ecology. While King County does not have a date by which the Department of Ecology is expected to take action, it is anticipated that these amendments will be approved.

The key changes to flood hazard regulations within the critical areas ordinance:

- Adds a definition for a “farm pad” and replaces the term “livestock flood sanctuary” with “farm pad”;
- Amends the definition for “compensatory storage” to remove the requirement that compensatory storage be replaced by equal volume between corresponding one-foot contour intervals that are hydraulically connected to the floodway;
- Amends the compensatory storage standard to require equivalent volume at equivalent elevations having similar relationship to ordinary high water and to the best available ten-year, fifty-year and one-hundred-year water surface profiles;
- Allows non-residential agricultural buildings that do not equal or exceed an assessed value of sixty-five thousand dollars to be wet flood-proofed as long as the building continues to meet the other non-residential standards;
- Allows the DDES director to approve an alteration exception to standards that require elevation to the base flood elevation and dry flood-proofing for nonresidential agricultural accessory buildings that equal or exceed an assessed value of sixty-five thousand dollars as long as the building continues to meet the other non-residential standards;

- Adds a note in the code that wet flood-proofed buildings will be assessed at the flood insurance rate based on the risk to which the building is exposed;
- Allows compensatory storage to occur off-site through a compensatory storage bank managed by King County Department of Natural Resources and Parks;
- Removes the requirement for a base flood depth and base flood velocity analysis for agricultural structures that will not be used for human habitation;
- Requires that both a base flood depth exceeding three feet and a base flood velocity exceeding three feet per second be present for the DDES director to deny a development proposal;
- Establishes exceptions for certain development proposals (agricultural buildings, roads, bridges, utilities, SWM facilities, park structure, flood projects) to the base flood depth and base flood velocity standards;
- Removes the restriction on farm pads (livestock flood sanctuaries) and non-residential agricultural accessory buildings in the FEMA floodway as long as they are within an agricultural production district and meet the compensatory storage and conveyance standards;
- Sets a size limit of five thousand square foot footprint for new non-residential agricultural accessory buildings until March 31, 2010; and
- Adds a prohibition on allowing a residential building to be constructed on fill within the mapped FEMA floodway.

The key changes to the shoreline management regulations:

- Removes the prohibition on a barn, shed or other structure in conjunction with permitted agricultural activity within the floodway; and
- Removes the prohibition on landfill or disposal of dredged material in the floodway.

King County continues to coordinate with the State Department of Ecology and will notify the public when these proposed changes are active.

For additional information, please do not hesitate to contact Priscilla Kaufmann at King County’s Department of Natural Resources and Parks at 206-205-0598, or Mark Bergam, DDES Site Engineering and Planning Supervisor at 206-296-7270.

DDES VALUES

Fairness and Consistency:

We apply regulations policies and procedures in a predictable, clear and consistent manner for all citizens.

A Good Place to Work:

We value employee satisfaction within a diverse workforce. We promote employee development, responsibility, and accountability while providing necessary resources and a safe work environment. We take pride in what we do.

Build Green and Receive Priority Processing For Your Single Family Residential Project

King County, in partnership with the Built Green™ Program, wants to help you produce environmentally friendly construction and take advantage of priority building permit processing. The Built Green™ Program is a voluntary, residential program sponsored by the Master Builders Association of King and Snohomish Counties. Built Green™ helps architects and builders design and build homes that are more environmentally friendly to help protect natural resources and human health.

Priority Processing – What It Means to You:

Projects that pledge to certify as a four or five-star Single-Family Built Green™ project are eligible for priority processing. King County's Department of Development and Environmental Services (DDES) will provide priority permit review for projects pledging to achieve four or five-star Built Green™ Certification. This includes free project review (up to 10 hours) until the building permit is issued. This can save you time and money on your next project.

Depending on the size and certification level of your proposed project, DDES offers the following incentive packages associated with permit processing:

- Built Green™ five-star single-family home, under 1,500-sf:
 - Eight hours of free project management
 - priority processing
- Built Green™ four or five-star single family home, under 5,000-sf:
 - five hours of free project management (three hours for four-star homes)
 - priority processing
- Built Green™ five-star multi-family projects:
 - 15 hours of free project management
 - priority processing

Applying for Priority Processing is Simple:

- Complete the Built Green™ Checklist for a four or five-star certification for your residential project and get it signed by a Built Green™ third-party verifier. (for verifier list see <http://www.builtgreen.net>). The Built Green™ checklist

assesses the following criteria: Energy Efficiency; Indoor Air Quality; Conserving Natural Resources; and Water Quality.

- Contact King County's green building technical specialists, Cynthia Moffitt or Dan Farrell, who can assist you in completing any checklist forms, answer questions you may have on green building resources and techniques, and coordinate with DDES staff to facilitate your project through the permitting process.
- Submit your building permit application package and built green documentation to DDES and your application will be prioritized for review by our green building review team. Please remember, as with all building permit applications, submitting a complete application package is critical to a successful and efficient review. See DDES Customer Service Bulletins 9 and 12 for more information regarding the permit review process and application requirements.

Building Green Benefits You and the Environment:

Green building practices can be implemented in almost any style of home, and the Built Green™ checklist allows for flexibility in design and material choices. In addition to the four – six week building permit processing, there are several other key benefits to building green, including:

- Reduced negative environmental impacts and greater protection of our natural resources;
- Reduced energy consumption and water usage, which help to keep your utility bills low;
- Higher indoor air quality, protecting the health of you and your family; and
- Long-term value to your home through quality materials, construction practices and operating efficiencies.

For additional information on achieving Built Green™ Certification, please see the DDES Customer Information Bulletin #55: Green Building and Low Impact Development, available on line at: <http://www.metrokc.gov/ddes/acrobat/cib/55.pdf>. Customers can also contact Cynthia Moffitt at 206-296-6792 or cynthia.moffitt@kingcounty.gov, or Dan Farrell at 206-263-6037 or dan.farrell@kingcounty.gov.

Volunteers Needed for DDES Web Page Usability Testing

DDES strives to produce a web site which is useful and easy to navigate for our customers. This winter, we will be conducting usability testing in order to assess if and how information can be reorganized on our web site and be more to our customers' advantage. If you are a one-time or a repeat DDES customer

and are interested in coming to our offices for 1-2 hours in order to help with this testing and provide feedback, we would like to hear from you. Contact Paula Adams, DDES Public Information and Records Officer, at 206-296-6682.

DDES VALUES

Fiscal Responsibility:

We balance the costs of accomplishing our vision, mission and values with available resources and revenue.